

J. Christopher Jorgensen (SBN 5382)
E-mail: cjorgensen@lrrlaw.com
LEWIS ROCA ROTHGERBER LLP
3993 Howard Hughes Pkwy, Suite 600
Las Vegas, NV 89169
Tel: 702.949.8200
Fax: 702.949.8398

Attorneys for Defendants

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA

ARACELI A. LABASAN AND PERCY A.
LABASAN,

Plaintiffs,

vs.

COUNTRYWIDE MORTGAGE VENTURES,
LLC dba MCH MORTGAGE; RECONTRUST
COMPANY, N.A.; BANK OF AMERICA;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., et al.,

Defendants.

Case: 2:09-cv-02315-KJD-LRL

~~Proposed~~
ORDER CANCELING LIS PENDENS

Defendants Countrywide Mortgage Ventures, LLC, ReconTrust Company, N.A., Bank of America and Mortgage Electronic Registration Systems, Inc. ("Defendants") filed a Motion for Order Canceling Lis Pendens on October 8, 2014 (Dkt. #39). Plaintiffs Araceli and Percy Labasan ("Plaintiffs") did not file any opposition.

The Court finds that Plaintiffs recorded a Notice of Pendency of Action ("Lis Pendens") on or about October 19, 2009 in Book No. 20091019 as Instrument No. 0003995 in the real property records maintained by the Clark County Recorder. A copy of the Lis Pendens is attached hereto as Exhibit "A."

UPON CONSIDERATION of Defendants' request to cancel the Lis Pendens, and good cause appearing therefore, the Court hereby grants Defendants their requested relief and rules as follows:

**LEWIS ROCA
ROTHGERBER**

By

By: _____

5051244 1

EXHIBIT A

Inst #: 200910190003995

Fees: \$17.00

N/C Fee: \$0.00

10/19/2009 03:52:50 PM

Receipt #: 98361

Requestor:

LAW OFFICES OF MARILEE A
RYAN LLC

Recorded By: KXC Pgs: 4

DEBBIE CONWAY
CLARK COUNTY RECORDER

APN# 177-14-712-008

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assnrealprop/owner.aspx>

NOTICE OF PENDENCY
OF ACTION

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested By:

Marilee A. RYAN, Esq

Return Documents To:

Name Law Offices of Marilee A. Ryan, LLC

Address 6130 ELTON AVE. STE. 115

City/State/Zip LAS VEGAS, NV 89107

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

CCOR_Coversheet.pdf ~ 06/06/07

FILE COR

1 RECORDING REQUESTED by Attorney for Plaintiff, Marilee A. Ryan, Esq. and when
2 RECORDED MAIL TO:

3 LAW OFFICES OF MARILEE A. RYAN, LLC
4 6130 Elton Avenue, Suite 115
5 Las Vegas, Nevada 89107
6 Attorney for Plaintiff

FILED

OCT 19 2009

CLERK OF COURT

7 Space above this line for Recorder's Use

8 DISTRICT COURT
9 CLARK COUNTY, NEVADA

10
11 ARACELLI A. LABASAN and
12 PERCY A. LABASAN

Case No: 1209601870-2
Dept: 11

13
14 Plaintiffs,

15 NOTICE OF
16 PENDENCY OF ACTION

17 NRS 14010 Et, Seq.

18 v.
19 COUNTRYWIDE MORTGAGE
20 VENTURES, LLC dba MCH MORTGAGE;
21 RECONSTRUCT COMPANY, N.A.; BANK OF
22 AMERICA; MORTGAGE ELECTRONIC
23 REGISTRATION SYSTEMS, INC.; DOES I-X,
24 and ROE CORPORATIONS XI-XX, inclusive

25 Defendants.

26 NOTICE OF PENDENCY OF ACTION

27 1. Notice is given that the above-entitled action was filed in the above entitled court on
28 October 16, 2009 by PERCY A. LABASAN, ARACELLI A. LABASAN and, Plaintiffs, by
and through their attorney of record, Law Offices of Marilee A. Ryan, LLC against

- 1 -

NOTICE OF PENDENCY OF ACTION


1 COUNTRYWIDE MORTGAGE VENTURES, LLC dba MCH MORTGAGE;
2 RECONSTRUST COMPANY, N.A.; BANK OF AMERICA; MORTGAGE ELECTRONIC
3 REGISTRATION SYSTEMS, INC.; DOES I-X, and ROE CORPORATIONS XI-XX,
4 inclusive, Defendants. The action affects the title to a specific parcel of Real Property and the
5 right to lawful possession of the same, the property location is located at located at 2004 Tanner
6 Valley Circle Las Vegas, Nevada 89123.

7 PARCEL 1: LOT EIGHT (8) OF CONCORDIAS HIDDEN CREST IV, AS SHOWN
8 BY MAP THEREOF ON FILE IN BOOK 127 OF PLATS, PAGE 67, IN THE OFFICE
9 OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. RESERVING
10 THEREFROM EASEMENT FOR PRIVATE C STREET AND COMMON AREAS AS
11 SHOWN AND DELINEATED ON SAID MAP.

12 PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE
13 STREETS AND COMMON AREAS AS SHOWN AND DELINEATED ON SAID
14 MAP. APN: 177-14-712-008

15 And which is identified in the complaint in this action. The property affected by the
16 action is located in the County of Clark, Nevada. The nature of the claims are (i) Defendants
17 Lack Standing to Conduct or Enforce Non-Judicial Foreclosure; (ii) Fraudulent
18 Misrepresentation (iii) Fraudulent Concealment; (iv) Usury and Fraud; (v) Unconscionability;
19 (vi) Unjust Enrichment and Civil Conspiracy; and (vii) Quiet Title.
20

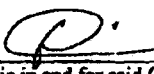
21 Dated: October 16, 2009
22

23 
24
25 MARILEE A. RYAN, ESQ.
26 Nevada Bar No. 7502
27 Law Offices of Marilee A. Ryan, LLC
28 Las Vegas, Nevada 89107
Attorney for Plaintiff

ACKNOWLEDGEMENT

Before me a notary public in and for the County of Clark, State of Nevada personally appeared; MARILEE A RYAN, ESQ. who upon satisfactory proof shown to me established that she was the party who signed the foregoing complaint.

Dated this October 16, 2009


Notary Public in and for said County and State

